

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 5, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 5, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 28, 2014 & May 29, 2014. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of May 28th and May 29th 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-199 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
Project Number: 7001-MISC-1363
Grantee: O & G Industries, Inc.
Property: Rail line adjacent to 120 North Main Street, Middletown
Project Purpose: Lease of vacant land, DOT Agreement No. 3.26-03(13)
Item Purpose: Five-year lease with two-five year renewal options for 10,500 ± SF of vacant land for the storage of home construction materials as well as access to a team track loading dock located on abutting property for the loading and unloading of materials.

SPRB staff provided the Board an email request from the Department of Transportation requesting that this file be returned to DOT. The Board briefly discussed the administrative nature of the request.

REAL ESTATE- NEW BUSINESS

PRB # 14-143 **Transaction/Contract Type:** RE / MOU
Origin/Client: DAS/DORS
Property: 55 Farmington Avenue, Hartford, CT
Project Purpose: MOU for Cafeteria Operations

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Item Purpose: Approval of a memorandum of understanding between the Department of Administrative Services and the Department of Rehabilitation Services for the operation of a food service establishment.

SPRB Staff reported that The Department of Administrative Services (“DAS”) is requesting SPRB approval for the memorandum of understanding between DAS and the Department of Rehabilitation Services (“DORS”) to operate the cafeteria at 55 Farmington Avenue. DORS is the successor agency to BESB and has the statutory right of first refusal to run all cafeterias, kiosks and vending operations in state owned buildings.

Under the terms of this MOU DORS will be responsible for operating the 4,370 GSF cafeteria from 7:00 A.M. to 2:00 P.M. during all normal business days. DORS will be required to comply will all DAS Building Policies, DEEP Permit requirements, ongoing maintenance of the food preparation equipment and general cleaning of the sitting area.

Under the terms of the MOU, DAS has funded the construction of a dry storage area and installation of a walk-in cooler/freezer on the P3 parking level. The MOU also allows either side to terminate the agreement with 180 days notice. SPRB Staff recommended approval of this submittal.

PRB # 14-144 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 105-000-154A
Grantee: Flora Realty Corporation
Property: Southerly side Boston Post Rd. & East of Spence Plain Rd., Old Saybrook
Project Purpose: Release of Drainage Right of Way
Item Purpose: Release of Drainage Right of Way totaling approximately 13,751 ± SF of area in exchange for a new agreement which will include certain rights to drain onto the premises and into private improvements.

SPRB Staff reported that in 2009 the DOT acquired a 13,751 SF drainage right of way (2009 DROW) from The Flora Realty Corporation. The system drained water from the south side of the Boston Post Road, Route 1 opposite Spence Plain Road, through a system of drain pipes that emptied into a brook in the interior of the subject property. In 2013, Flora Realty petitioned DOT to relocate the 2009 DROW in order to accommodate certain improvements within the parking area on its property. DOT determined that they could extinguish the 2009 DROW so long as they retained a right to discharge water onto the Flora Realty property

DOT has agreed to extinguish the 2009 easement, subject to SPRB approval, in exchange for a new Easement Agreement. The DOT will also receive an administrative fee of \$1,000. The DOT will receive the right to drain water into a drainage facility, location to be determined, installed and maintained by Flora Realty. The State has the right to enter and inspect the drainage facility if there is evidence that the water flow is obstructed. Routine or emergency work not performed by Flora Realty will be performed by DOT and billed to Flora Realty. The location of the new easement is not defined in the Easement Agreement, which means the drainage facility can be installed in a location chosen by Flora Realty. SPRB Staff recommended approval of this item.

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PRB # 14-145 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 135-245-8B
Grantee: City of Stamford
Property: Various areas along Grove Street, Stamford
Project Purpose: Assignment of land to the City of Stamford
Item Purpose: Assignment of various parcels of land totaling approximately 4,181 ± SF and 6,064 ± SF of easement area to the City of Stamford for highway purposes only as part of the *Reconstruction of Grove Street Project*.

SPRB Staff reported that Board approval for the release of this real estate is recommended.

The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation and that the project has been concluded and Item No. 10 in the DOT agreement with the City of Stamford requires that rights acquired within the highway lines be released for highway purposes to the City of Stamford.

DOT acquired and is now releasing the following land, rights & easements which were originally acquired for the Reconstruction of Grove Street, Agreement No. 9.19-04(96). The project is complete and this is a release along city streets for highway purposes only and there is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-199 – Mr. Norman moved and Mr. Pepe seconded a motion to return PRB File #13-199 at the request of the Agency. The motion passed unanimously.

PRB FILE #14-143 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #14-143. The motion passed unanimously.

PRB FILE #14-144 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-144. The motion passed unanimously.

PRB FILE #14-145 – Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #14-145. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary